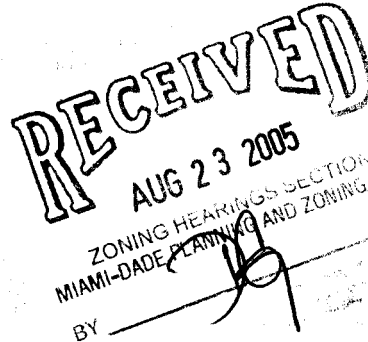


Juan J. Mayol, Esq.
305 789 7642
juan.mayol@hklaw.com

August 23, 2005

VIA HAND DELIVERY

Diane O'Quinn Williams, Director
Miami-Dade County
Department of Planning & Zoning
111 NW 1st Street, 11th Floor
Miami, Florida 33128



Re: Ira & Bambi Grabow (collectively, the "Applicant") / Property located at 4820 S.W. 76th Street, in Unincorporated Miami-Dade County, Florida / Public Hearing No. 05-6-CZ12-1/04-270 / Petition for Appeal

Dear Ms. O'Quinn Williams:


Enclosed please find the Petition of Appeal from the decision of Miami-Dade Community Zoning Appeals Board 12 ("CZAB 12") at its meeting of August 17, 2005, denying the above-referenced zoning application (the "Application"). We respectfully request that the Appeal be scheduled for the next available meeting of the Board of County Commissioners, and submit that the denial of the Application was not based on substantial competent evidence.

The Application requested a district boundary change on 1.438 gross acres, located on the Southwest corner of S.W. 76 Street and S.W. 48 Court (the "Property"), from EU-1 to EU-S or, in the alternative to that request, the Applicant requested a non-use variance to permit a lot with an area of .645 gross acre and a lot with an area of .793 gross acre. The Property is designated Estate Density Residential on the County's Comprehensive Development Master Plan (the "CDMP"). Said designation permits 1 to 2.5 units per acre; the density proposed under the Application is 1.39 units per acre. Both lots will meet and/or exceed all other EU-1 zoning district requirements. In addition, the proposed development is an appropriate transition to the estate homes designated EU-M and the single family homes designated RU-1 located in the vicinity of the Property.

Diana O'Quinn Williams
August 22, 2005
Page 2

Based on the foregoing, we respectfully request the Department's favorable consideration of this Petition of Appeal. Thank you for your considerate attention to this matter. As always, please do not hesitate to contact me if you have any additional questions or concerns.

Very truly yours,


Juan J. Mayol, Jr., Esq.

Enclosures

cc: Ira & Bambi Grabow

3166622_v1

Juan J. Mayol, Jr.
305 789 7787
juan.mayol@hklaw.com

April 19, 2005

Ms. Diane O'Quinn Williams, Director
Miami-Dade County
Department of Planning and Zoning
111 NW 1st Street, Suite 1100
Miami, Florida 33131

RECEIVED
204-278
APR 19 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Re: Ira and Bambi Grabow / Public Hearing No. 04-270 / First Amended Letter of Intent

Dear Diane:

Please accept this letter as our first amended letter of intent in support of the Application.

As filed, the Application sought the rezoning of that certain property located at 4820 SW 76th Street (the "Property") from EU-1 to EU-S, to accommodate two (2) estate homes.

As amended by this First Amended letter of Intent, the Application seeks, in the alternative, the approval of a non-use variance of lot area requirements to permit the subdivision of the Property into two lots: the first with an area of 34,544 square feet and the second with an area of 28,910 square feet (where 43,560 would be required).

Through previous zoning actions, including district boundary changes to EU-M and RU-1 and non use variances, the neighborhood has been developed with a range of lot sizes. Concurrently, older homes have been replaced with newer residences. Both proposed lots would be similar in size to the other lots in the neighborhood.

Although the approval of either the district boundary change to EU-S or the non-use variance of lot area requirements would result in the creation of two (2) lots with less than one gross acre in area, under the latter, the proposal will fully comply or exceed with every other EU-1 zoning district requirement. Thus, for instance, both lots will have at least 200' of depth and 125' of frontage.

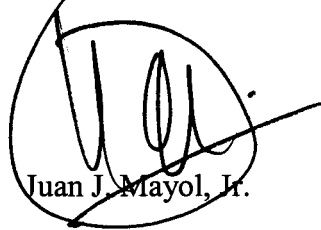
The proposed development of two estate homes under either EU-S or EU-1 would be entirely compatible with the development of the area, which is predominately developed with single-family homes under the EU-M, RU-1 and EU-1 zoning classifications. Moreover, the land use classification of the Property would permit the Applicant to build up to three (3) single

Diane O'Quinn
Page 2
March 8, 2005

family homes on the Property. As such, the proposal is not only consistent with the land use designation of the Property, but also with the CDMP's goals, objectives and policies which seek to promote the redevelopment of parcels where all services and facilities are available to support such development.

As such, we would request your favorable review and recommendation of the Application, as amended by this First Amended Letter of Intent.

Very truly yours,

A handwritten signature in black ink, appearing to read "Juan J. Mayol, Jr.", is written over a circular stamp. The signature is fluid and cursive. The stamp is a simple black circle.

Juan J. Mayol, Jr.

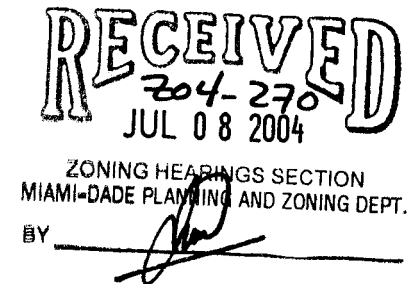
2781630_v1

Michael Freire
Land Use Consultant
(305) 755-5810
E-Mail: mfreire@akerman.com

July 8, 2004

Via Hand Delivery

Mr. Jorge Vital
Zoning Hearing Section
Miami Dade County Buiding Dept.
111 N.W. 1st Street, 10th Floor
Miami, Florida 33128



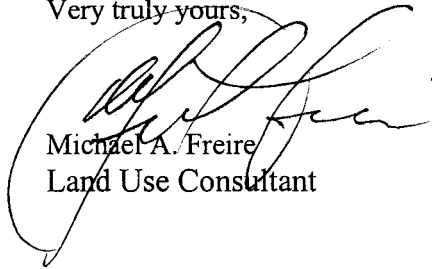
Re: Public Hearing No. Z2004-00270; Applicant: Grabow

Dear Mr. Vital:

In connection with the above-referenced application, this letter shall serve to confirm that if the district boundary change is approved, the Applicant will demolish the existing structures on the property.

Please call me if you need anything else. Thank you for your assistance in connection with this matter.

Very truly yours,


Michael A. Freire
Land Use Consultant

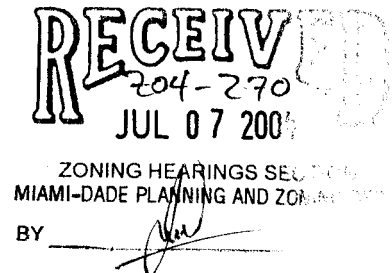
Boca Raton
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Tallahassee
Tampa
West Palm Beach

One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1714
www.akerman.com
305 374 5600 tel 305 374 5095 fax

July 6, 2004

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams, Director
Miami-Dade County
Department of Planning and Zoning
111 NW First Street, 11th Floor
Miami, Florida 33131



**RE: Letter of Intent / Zoning Application / Ira and Bambi Grabow /
Property Located at 4820 SW 76 Street**

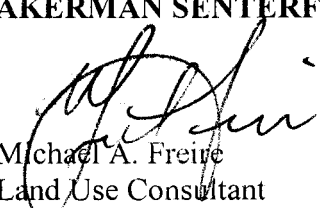
Dear Ms. O'Quinn:

This document shall constitute the letter of intent filed in conjunction with the zoning public hearing application filed by **Ira and Bambi Grabow** (the "Applicant") for a the 1.2+/- acre property legally described in the application (the "Property"). The Property is currently zoned EU-1 and the Miami-Dade County Comprehensive Development Master Plan designates the Property "Estate." The Applicant is requesting a rezoning of the Property to EU-S

The Property is located in an area with a number of zoning districts including RU-1, EU-M and EU-1 zoned properties. Because this application is consistent with the CDMP and the Miami-Dade County Code, and compatible with the surrounding community, we respectfully request your favorable review and recommendation.

Very truly yours,

AKERMAN SENTERFITT


Michael A. Freire
Land Use Consultant